

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Sau. Sonali Lokesh Kamde.**

Residential Flat No. 101, First Floor, "**Shiv Orchid Apartment**", Survey No. 58/ 7/ 8, Plot No. 01 Near Mahadubaba Mandir, Siddheshwar Nagar, Jail Road, Village – Dasak, Taluka – Nashik, District – Nashik, PIN Code – 422 101, State – Maharashtra, Country – India.

Latitude Longitude: 19°58'50.9"N 73°50'20.5"E

### Valuation Prepared for:

**Bank of Baroda**

**Regional Office**

BSNL Building, Datta Mandir Road, Nashik Road,

Nashik, PIN – 422 101, State - Maharashtra, Country - India.

Nashik : 4, 1<sup>st</sup> Floor, Madhusha Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)  
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

#### Our Pan India Presence at :

- |             |              |             |          |
|-------------|--------------|-------------|----------|
| 📍 Mumbai    | 📍 Aurangabad | 📍 Pune      | 📍 Rajkot |
| 📍 Thane     | 📍 Nanded     | 📍 Indore    | 📍 Raipur |
| 📍 Delhi NCR | 📍 Nashik     | 📍 Ahmedabad | 📍 Jaipur |

- 📍 **Regd. Office :** B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA  
📞 TeleFax : +91 22 28371325/24  
✉️ mumbai@vastukala.org





**Vastukala Consultants (I) Pvt. Ltd.**

B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.

To,

**The Chief Manager,****Bank of Baroda****Regional Office Nashik Road Branch**BSNL Building, Datta Mandir Road, Nashik Road,  
Nashik -422 101, State - Maharashtra, Country - India.**VALUATION REPORT (IN RESPECT OF FLAT)**

I	General	
1.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 21.07.2023
	b) Date on which the valuation is made	: 27.07.2023
3.	List of documents produced for perusal: 1) Copy of Agreement for Sale Vide No. 7725/ 2023 Dated 17.07.2023 2) Copy of Correction Deed Vide No. 7946/ 2023 Dated 24.07.2023 3) Copy of Commencement Certificate No. LND/ BP / C4/ 477/ 2022 dated 24.03.2022 issued by Nashik Municipal Corporation. 4) Copy of Approved Building Plan Accompanying Commencement Certificate No. BP/ C4/ 477/ 2022 dated 24.03.2022 issued by Nashik Municipal Corporation. 5) Copy of RERA Certificate No. P51600049498 dated 15.02.2023 is issued by Maharashtra Real Estate Regulatory Authority.	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Name of Owner: <b>Sau. Sonali Lokesh Kamde.</b>  <b>Address:</b> Residential Flat No. 101, First Floor, " <b>Shiv Orchid Apartment</b> ", Survey No. 58/ 7/ 8, Plot No. 01, Near Mahadubaba Mandir, Siddheshwar Nagar, Jail Road, Village – Dasak, Taluka – Nashik, District - Nashik, PIN Code – 422 101, State – Maharashtra, Country – India.  <b>Contact Person:</b> Shri. Lokesh Kamde (Owner Representative) Contact No. +91 9552992185 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The Property is a Residential flat is located on First floor in the said under construction building. As per Approved Plan composition of flat is: 3 Bedrooms + Living Room + Kitchen/ Dinning + Toilet + Attached Toilet + Passage + Balcony. <b>(i.e. 3BHK)</b>  The property is at 4.5 Km. distance from nearest railway station Nashik Road.  <b>Landmark:</b> Near Mahadubaba Mandir <b>At the time of inspection, the property was under construction. Extent of completion are as under:</b>

	RCC Footing/Foundation	Completed	RCC Plinth	Completed
	Full Building RCC	Completed	Internal Brick work	Completed
	External Brick work	Completed	Internal plastering	Completed
	External plastering	Completed	Doors & Windows	Completed
	Flooring, Tiling, Kitchen Platform	Completed	Internal painting	Completed
	Electrification, plumbing & Sanitary installation	Completed	Passage, Staircase & Lobby development	Completed
5a.	Total Lease Period & remaining period (if leasehold)		: N.A. as the property is freehold.	
6.	Location of property		:	
	a)	Plot No. / Survey No.	: Survey No. 58/ 7/ 8, Plot No. 01	
	b)	Door No.	: Residential Flat No. 101	
	c)	T.S. No. / Village	: Village – Dasak	
	d)	Ward / Taluka	: Taluka – Nashik	
	e)	Mandal / District	: District – Nashik	
	f)	Date of issue and validity of layout of approved map / plan	: Copy of Approved Building Plan Accompanying Commencement Certificate No. BP/ C4/ 477/ 2022 dated 24.03.2022 issued by Nashik Municipal Corporation	
	g)	Approved map / plan issuing authority	: Nashik Municipal Corporation	
	h)	Whether genuineness or authenticity of approved map/ plan is verified	: Yes	
	i)	Any other comments by our empanelled valuers on authentic of approved plan	: No	
7.	Postal address of the property		: Residential Flat No. 101, First Floor, "Shiv Orchid Apartment", Survey No. 58/ 7/ 8, Plot No. 01, Near Mahadubaba Mandir, Siddheshwar Nagar, Jail Road, Village – Dasak, Taluka – Nashik, District - Nashik, PIN Code – 422 101, State – Maharashtra, Country – India.	
8.	City / Town		: Nashik	
	Residential area		: Yes	
	Commercial area		: No	
	Industrial area		: No	
9.	Classification of the area		:	
	i) High / Middle / Poor		: Middle Class	
	ii) Urban / Semi Urban / Rural		: Urban	
10.	Coming under Corporation limit / Village PanChhayat / Municipality		: Village –Dasak Nashik Municipal Corporation	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling		: No	



	Act) or notified under agency area/ scheduled area / cantonment area		
13.	Dimensions / Boundaries of the Property / <b>Building</b>	<b>As per Actual Site</b>	<b>As per the Deed</b>
	North	: Road	7.50 M. Road
	South	: Bungalow	Adj. Survey No.
	East	: Building	Plot No.02
	West	: Road	60 Ft. Road
Mtrs	<b>Flat</b>	<b>As per Actual Site</b>	<b>As per the Deed</b>
	North	Marginal Space	Marginal Space & Colony Road
	South	Marginal Space	Marginal Space
	East	Lift & Flat No. 102 & 103	Lift & Flat No. 102 & 103
	West	Marginal Space	Marginal Space
13.2	Whether Boundaries Matching with Actual	Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	: 19°58'50.9"N 73°50'20.5"E	
14.	Extent of the site	: Carpet Area in Sq. Ft. =848.00 Balcony Area in Sq. Ft. =87.00 (Area as per Actual Site Measurement)  <b>Carpet Area in Sq. Ft. =859.00</b> <b>(Area as per Agreement for Sale)</b>  Built up in Sq. Ft. = 945.00 (Carpet Area as per Correction Deed + 10%)	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: <b>Carpet Area in Sq. Ft. =859.00</b> <b>(Area as per Agreement for Sale)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Building is under construction	
<b>II</b>	<b>APARTMENT BUILDING</b>		
1.	Nature of the Apartment	: Residential	
2.	Location	:	
	C.T.S. No.	: Survey No. 58/ 7/ 8, Plot No. 01	
	Block No.	: -	
	Ward No.	: -	
	Village / Municipality / Corporation	: Village – Dasak Nashik Municipal Corporation	
	Door No., Street or Road (Pin Code)	: Residential Flat No. 101, First Floor, " <b>Shiv Orchid Apartment</b> ", Survey No. 58/ 7/ 8, Plot No. 01, Near Mahadubaba Mandir, Siddheshwar Nagar, Jail Road, Village – Dasak, Taluka – Nashik, District - Nashik,	

		PIN Code – 422 101, State – Maharashtra, Country – India
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: Property Under Construction
5.	Number of Floors	: Ground + 7 Uppers Floor
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: 3 Flats on First Floor
8.	Quality of Construction	: Building is under construction
9.	Appearance of the Building	: Building is under construction
10.	Maintenance of the Building	: Building is under construction
11.	Facilities Available	:
	Lift	: Proposed 1 lift
s	Protected Water Supply	: Proposed Municipal Water supply
	Underground Sewerage	: Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Stilt Car Parking
	Is Compound wall existing?	: Building is under construction
	Is pavement laid around the building	: Building is under construction
<b>III</b>	<b>FLAT</b>	
1	The floor in which the Flat is situated	: First Floor
2	Door No. of the Flat	: Residential Flat No. 101
3	Specifications of the Flat	: 3 Flats on First Floor
	Roof	: R.C.C. Slab
	Flooring	: Vitrified tiles flooring
	Doors	: Teak wood door framed with flush doors
	Windows	: Powder Coated Aluminum Sliding windows
	Fittings	: Concealed plumbing with C.P. fittings. Concealed Electrical wiring
	Finishing	: cement plastering
	Paint	: Building is under construction
4	House Tax	: Not applied yet
	Assessment No.	: Not applied yet
	Tax paid in the name of:	: Not applied yet
	Tax amount:	: Not applied yet
5	Electricity Service connection No.:	: Not applied yet
	Meter Card is in the name of:	: Not applied yet
6	How is the maintenance of the Flat?	: Building is under construction
7	Sale Deed executed in the name of	: Sau. Sonali Lokesh Kamde.
8	What is the undivided area of land as per Sale Deed?	: Details not available
9	What is the plinth area of the Flat?	: Built up in Sq. Ft. = 945.00 (Carpet Area as per agreement for sale + 10%)
10	What is the floor space index (app.)	: As per NMC norms
11	What is the Carpet Area of the Flat?	: Carpet Area in Sq. Ft. =848.00 Balcony Area in Sq. Ft. =87.00 (Area as per Actual Site Measurement) <b>Carpet Area in Sq. Ft. =859.00</b>

		(Area as per Agreement for Sale)
12	Is it Posh / I Class / Medium / Ordinary?	:
13	Is it being used for Residential or Commercial purpose?	: Residential purpose
14	Is it Owner-occupied or let out?	: Building is under construction
15	If rented, what is the monthly rent?	: ₹ 8,500.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:
1	How is the marketability?	: Good
2	What are the factors favouring for an extra Potential Value?	: Located in developing area
3	Any negative factors are observed which affect the market value in general?	: No
<b>V</b>	<b>Rate</b>	:
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	: ₹ 4,000.00 to ₹ 5,000.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	: ₹4,700.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:
	i) Building + Services	: ₹ 2,000.00 per Sq. Ft.
	ii) Land + others	: ₹ 2,700.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 29,500.00 per Sq. M. ₹ 2,741.00 per Sq. Ft.
5	Registered Value (if available)	: ₹ 29,00,000.00
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	
<b>a</b>	Depreciated building rate	: -
	Replacement cost of Flat with Services (v(3)i)	: ₹ 2,000.00 per Sq. Ft.
	Age of the building	: Under Construction Building
	Life of the building estimated	: 60 Years on completion (Subject to proper, preventive periodic maintenance & structural repairs.)
	Depreciation percentage assuming the salvage value as 10%	: Under Construction Building
	Depreciated Ratio of the building	:
<b>b</b>	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 2000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 2,700.00 per Sq. Ft.
	<b>Total Composite Rate</b>	: <b>₹ 4,700.00 per Sq. Ft.</b>
	<b>Remarks:</b>	

## Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	859.00 Sq. Ft.	4,700.00	40,37,300.00
2	Wardrobes			
3	Showcases			

4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
11	Parking			
12	As per current stage of work completion the value of the Flat (if Flat is under construction)			
13	After 100% completion final value of Flat			
	<b>Total</b>			<b>40,37,300.00</b>

**Value of Flat**

<b>Fair Market Value</b>	<b>40,37,300.00</b>
<b>Realizable value</b>	<b>38,35,435.00</b>
<b>Distress Value</b>	<b>32,29,840.00</b>
<b>Insurable value of the property (945.00 Sq. Ft. X ₹ 2,000.00)</b>	<b>18,90,000.00</b>
<b>Guideline value of the property (As per Agreement For Sale)</b>	<b>29,00,000.00</b>

**Justification for price / rate**

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

**Method of Valuation / Approach**

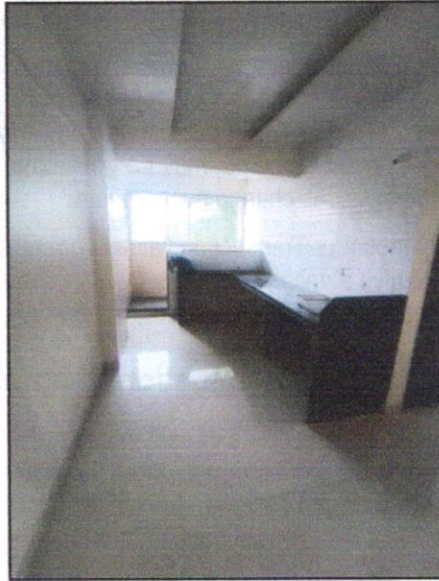
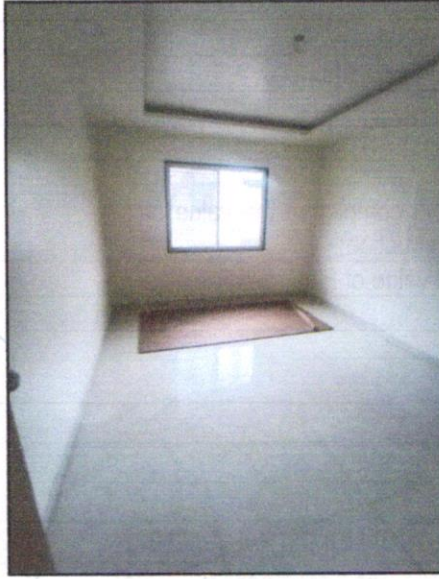
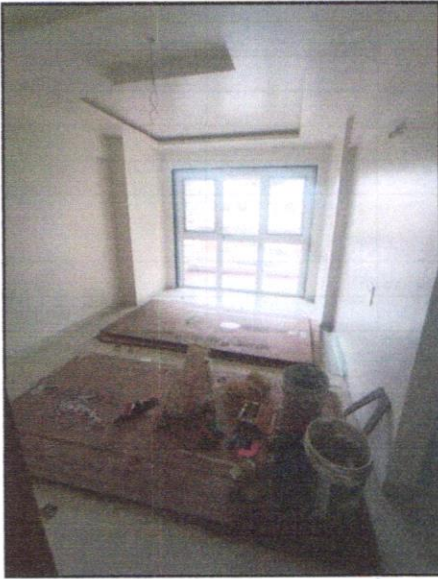
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 4,000.00 to ₹ 5,000.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc. We estimate ₹ 4,700.00 per Sq. Ft. (after depreciation) on Carpet Area for valuation after depreciation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	Not applicable.
i) Saleability	Good
ii) Likely rental values in future in and	₹ 8,500.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income



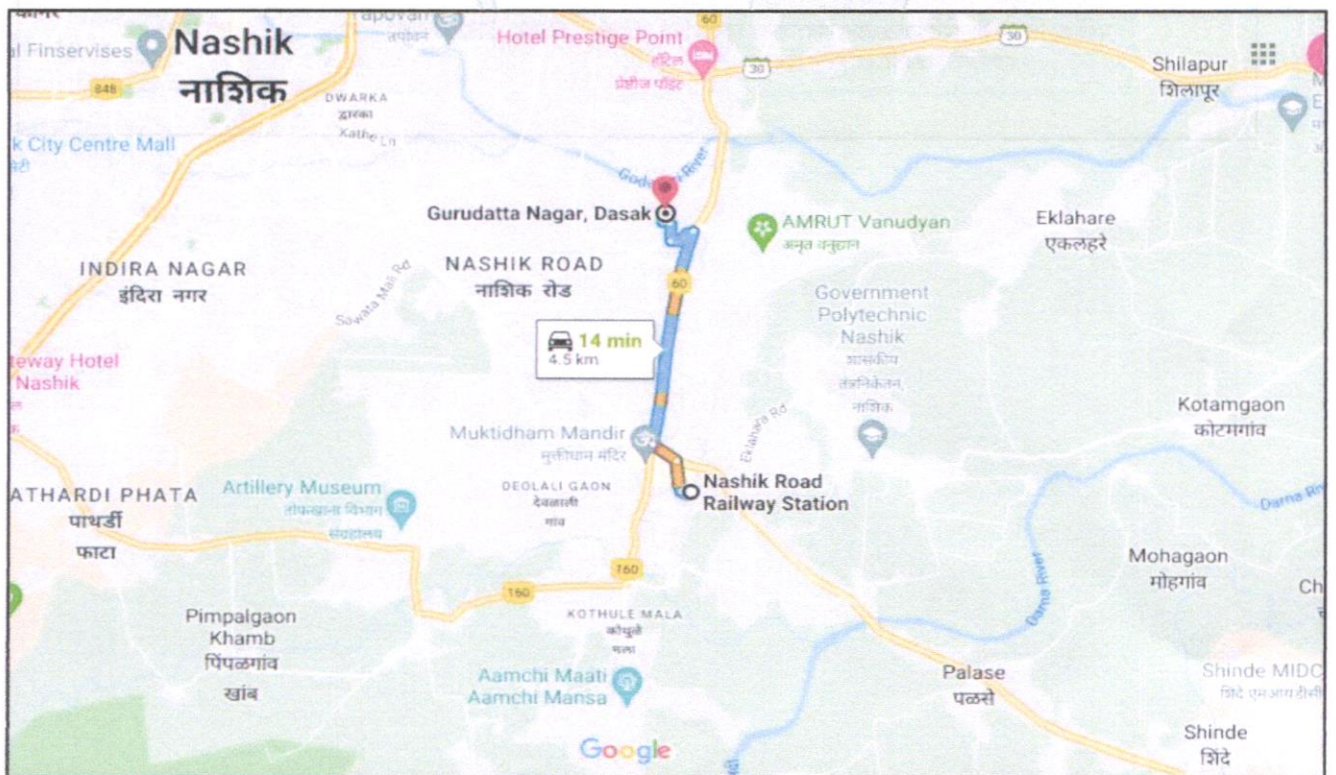


### Actual site photographs



# Route Map of the property

Site u/r



**Latitude Longitude: 19°58'50.9"N 73°50'20.5"E**

**Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 4.5 Km.)**



Think.Innovate.Create


Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org




## Ready Reckoner Rate



**Department of Registration & Stamps**  
Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन  
बाजारमूल्य दर पत्रक

[Home](#)
[Valuation Rules](#)
[User Manual](#)
[Close](#)
[Feedback](#)

**Year** 20232024 **Language** English

**Annual Statement of Rates**

Selected District: नाशिक  
Select Taluka: नाशिक  
Select Village: मौजे दसक  
Search By:  Survey No  Location  
Enter Survey No: 58

उपविभाग	सुपी चमील	निवासी सरनिका	बॉझील दुकाने	औद्योगिक	एकक (Rs.)	Attribute
10.5 - जेलरोडच्या पश्चिमेकडील व सायखेडा रस्त्याच्या उत्तरेकडील मु.वि.क्र. 10.4 मधील मिळकती वगळता गावठाणामह इतर अंतर्गत भागातील मिळकती. - रहिवास विभाग	6800	29500	33920 36870	0	चौ. मीटर	सर्व्हे नंबर

Think.Innovate.Create

# Price Indicators

The screenshot shows a real estate listing on the Magicbricks website. The listing is for a 2 BHK Owner Residential House For Sale in Jail Road, Nashik. The price is ₹40.0 Lac. The property features 2 beds, 2 baths, and is unfurnished. The carpet area is 800 sqft (₹5,000/sqft). The floor is 1 (Out of 2 Floors). The transaction type is Resale. The status is Ready to Move. The furnished status is Unfurnished. The type of ownership is Co-operative Society. The age of construction is 10 to 15 years. The listing includes a main image and four smaller photos. There are buttons for 'Contact Owner' and 'Get Phone No.'.

**magicbricks** Buy Rent Sell Home Loans Login Post Property

Home > Property in Nashik > House for Sale in Nashik > House for Sale in Jail Road > 2 BHK > 1000 sq.ft.

Posted on: Jul 26, 23 Property ID: 68315513

Get priority access & benefits with **MB Prime** Unlock exclusively Reserved Owner Properties **Join Prime @ 50% OFF**

**₹40.0 Lac** How much loan can I get?

2 BHK Owner Residential House For Sale **Jail Road, Nashik**

2 Beds 2 Baths Unfurnished

Carpet Area: 800 sqft ~ ₹5,000/sqft

Floor: 1 (Out of 2 Floors)

Transaction Type: Resale

Status: Ready to Move

Furnished Status: Unfurnished

Type Of Ownership: Co-operative Society

Age Of Construction: 10 to 15 years

Contact Owner Get Phone No.

**More Details**

Price Breakup: ₹40 Lac

Address: siddheshwar nagar, Jail Road, Nashik, Maharashtra

Furnishing: Unfurnished

Think.Innovate.Create

## Price Indicators

**2 BHK Apartment**  
Mahalaxmi Dharm Society/Adhav Nagar/ Dask, Nashik

₹25.0 L EMI starts at: ₹13,20 K  
₹3.27 K/sq.ft

Contact Owner

765 sq.ft Build Up Area    3.27 K/sq.ft Avg. Price    7 Year Old Age of property    Ready to move Possession status    Middle of 4 floors    East facing Facing    Unfurnished Furnishing

**2 BHK Apartment**  
Dajanan Sneh/ Adhav Nagar/ Dask, Nashik

₹30.0 L EMI starts at: ₹15,89 K  
₹4.20 K/sq.ft

OFFER slightly negotiable Know More    Contact Owner

715 sq.ft Build Up Area    4.20 K/sq.ft Avg. Price    8 Year Old Age of property    Ready to move Possession status    Middle of 4 floors    Unfurnished Furnishing

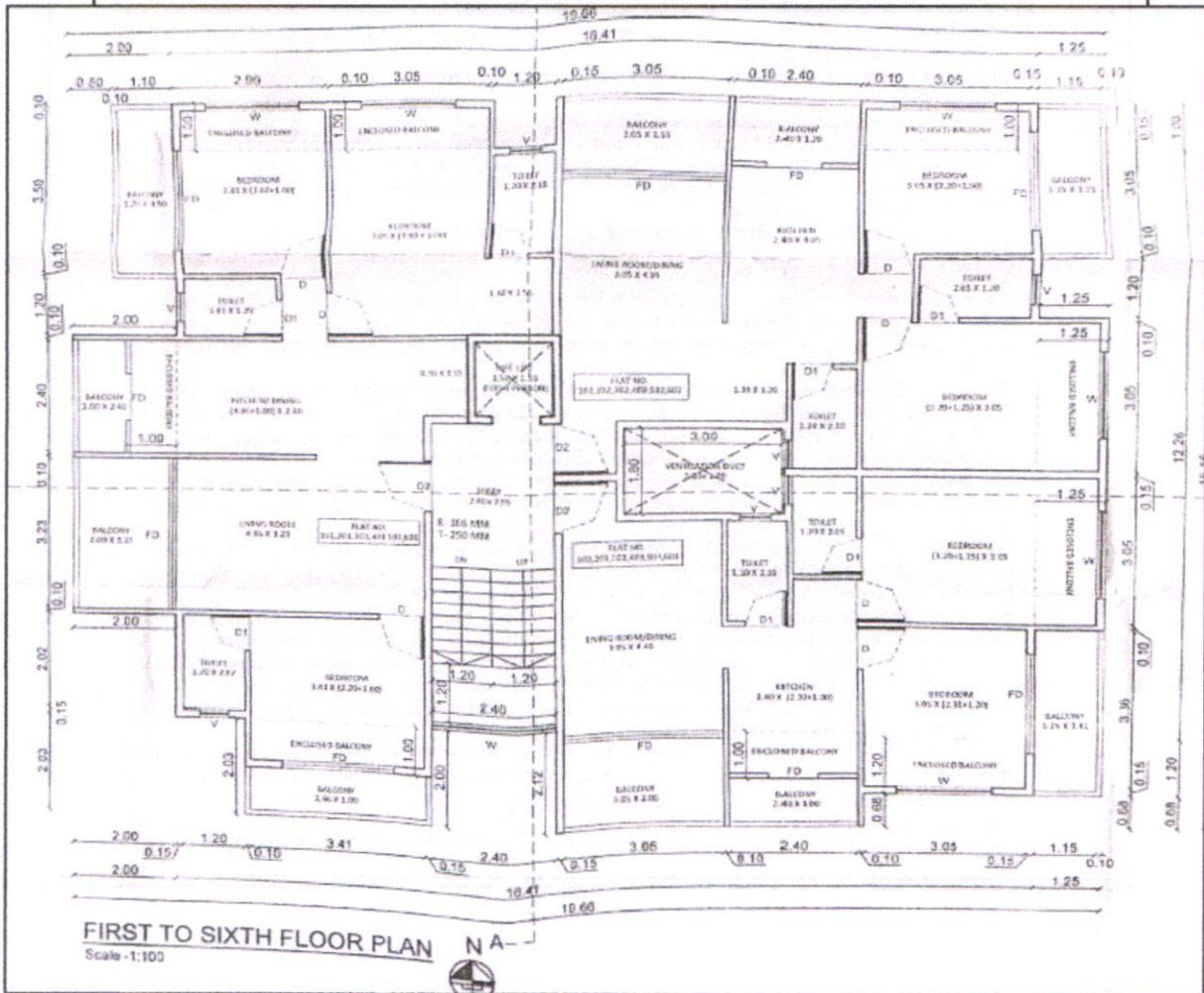
# Approved Plan

## STAMP APPROVAL

# APPROVED

The Plans amended in .....  
 As per the conditions Mentioned in  
 the accompanying commencement  
 Certificate No. C4/477 dated 24/03/2022  
2022

**Executive Engineer  
TOWN PLANING  
Nashik Municipal Corporation  
Nashik**



## Commencement Certificate



### NASHIK MUNICIPAL CORPORATION

NO.LND/BPI C4/477/2022

DATE :- 24/03/2022

#### SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

**TO, Mr. Deepak M. Pardeshi Through G.P.A. Holder Landmark Infra Through Partner Mr. Pramod K. Agrawal & Other One.**  
**C/o. Ar. Darshana Agrawal & Stru.Engg. Sudharshan Anawade Of Nashik.**

**Sub** :- Sanction of Building Permission & Commencement Certificate on Plot No. 01 of S.No./G.No. 58/7/8 of Dasak Shiwar, Nashik.

**Ref** :- 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan In Dated:04/05/2021 Inward No.C4/BP/141.  
2) Final Layout No. LND/WS/21/409 Dt:30/06/1994

Sanction of building permission & commencement certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work/and building permission under section 263 of The Maharashtra Municipal Corporation Act (Act No LIX of 1949) to erect building for **Residential** Purpose as per plan duly amended in ..... subject to the following conditions.

#### CONDITIONS (1 to 44)

- 1) The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street.
- 2) No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission under sec. 263 of the Maharashtra Municipal Corporation Act is duly granted
- 3) The commencement certificate / Building permission shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Maharashtra Municipal Corporation Act, 1949 will be taken against such defaulter which should please be clearly noted.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) The commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS
- 6) Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1966.]
- 7) The balconies, ottas & verandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balconies, ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
- 8) At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the reservation of Tree Act, 1975.
- 9) The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation. The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity invert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity with self cleaning velocity in case if there is no Municipal drainage line within 30 meters premises then effluent outlet should be connected to a soak pit. The size of soak pit should be properly worked out on the basis of number of tenements, a pigeon hole circular brick wall should be constructed in the centre of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid
- 10) Proper arrangement for disposal imperial water all be made as per site requirements without disturbancy natural gradient of the land facing to this conditions if any incident happens, the whole responsibility will be on the applicant /developers
- 11) The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.



Think.innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org




# Agreement For sale

**नसिम-२**

क्रे.क्र. ( ७७२५ / २०२३ )

३ - ४४



Zone No. 10.5  
 Valuation Rs. 29,500/- Sq.Mtrs  
 Govt. Valuation Rs. 29,00,000/-  
 Consideration Valuation Rs. 34,00,000/- Stamp

Registration Fee Rs. 30,000/-  
Rs. 2,04,000/-

|| SHREE SWAMI SAMARTH ||

**:- AGREEMENT FOR SALE :-**

THIS AGREEMENT made and executed on this 17 day of JULY 2023 at Nashik Road.

**Annexure 'A'**  
 Model Form of Agreement to be entered into between  
 Promoter and Allottee(s)  
 (See rule 10(1))  
**EXPLANATORY NOTE**

This is a model form of Agreement, which may be modified and adapted in each case having regard to the facts and circumstances of respective case but in any event, matter and substance mentioned in those clauses, which are in accordance with the statute and mandatory according to the provisions of the Act shall be retained in each and every Agreement executed between the Promoter and Allottee. Any clause in this agreement found contrary to or inconsistent with any provisions of the Act, Rules and Regulations would be void ab-initio

**BETWEEN**


**Mr. DIPAK MOHAN PARDESHI THROUGH Developers Builder and G P A HOLDER LANDMARK INFRA (PAN AAFL7319E) Though Partner Mr. PRAMOD KEDARNATH AGRAWAL, Aadhar No. 3937 9538 2120 Indian Inhabitant, Age 57 years, Occupation - Business, and Mr. DEVASHISH VIJAY AGRAWAL, Aadhar No. 8641 0513 4551 Indian Inhabitant, Age 34 years, Occupation - Business, Residing at Shop No. 2, Kisan Sociaity, Old Saykheda Road, Jail Road, Nashik Road 422 101. hereinafter referred to as "the Promoter/Vendor/Builder" (which**

BYTCO POINT NASHIK ROAD, 7385363142

**नसिम-२**

क्रे.क्र. ( ७७२५ / २०२३ )

४ - ४४



expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs executors and administrators) of the First Part.

**AND**

**Mrs. SONALI LOKESH KAMDE, Aadhar No. 3346 9383 9943 & PAN ANHPT8635Q, Age - 38 years, Occupation- Job, Indian Inhabitant, Residing at Flat No. 12, Ekdant Residency Siddheshwar Nagar, Saikheda Road, Dasak, Jail Road, Nashik Road 422 101. Hereinafter referred to as "the Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs executors and administrators) of the Second Part.**

**AND WHEREAS** the BUILDER is seized and in possession of otherwise and is sufficiently entitled to the property which is situated at **DASAK, Tal. & Dist. Nashik, bearing Survey No. 58/7/8, Plot No. 1 Total adm. area 500.00 Sq.Mtrs., and area for road widening is 18.75 sq. mtrs. i.e. remaining area adm. 481.25 sq. mtrs. within the limit of Nashik Municipal Corpn. of Nashik, + Survey No: 750+751+755/1, DRC NO. 773 village - NASHIK, Taluk - Nashik, in the town of Nashik and TDR measuring approximately 40.13 Sq. Mtrs, as outlined in First Schedule of this agreement. (hereinafter referred as the "said Property").**

**First Schedule**  
Above Referred to


All that piece and parcel of land measuring approximately 500.00 Sq. Mtrs, and Nashik Municipal Corporation measuring approximately 18.75 Sq. Mtrs, and measuring approximately 481.25 Sq. Mtrs, situated and lying under Survey No: 58/7/8, Plot No. 1, Village - DASAK, in the town and District of Nashik + Survey No: 750+751+755/1, DRC NO. 773

KARTIK SERVICES, 10, FIRST FLOOR, JALDHARA COMM. CCMPLEX BYTCO POINT NASHIK ROAD, 7385363142

**नसिम-२**

क्रे.क्र. ( ७७२५ / २०२३ )

२५ - ४४



village - **NASHIK**, Taluk - Nashik, in the town of Nashik and TDR measuring approximately **40.13 Sq. Mtrs**, and bounded as follows:-

On or towards East	:-	Plot No. 02
On or towards West	:-	60 ft Road
On or towards South	:-	Applicable Survey No
On or towards North	:-	7.5 mtr Road

**Second Schedule**  
Above Referred to

Common areas And Facilities, Amenities
Water Conservation, Rainwater Harvesting:
Electrical Meter:
Open parking:
Water supply
Sewerage (Chamber, Lines, Septic tank, STP)
Storm water drains
Landscaping & Tree planting:

**SCHEDULE 'A'**

The premises to Residential building known as "**SHIV ORCHID APARTMENT**" out of project having Flat No. 101 on the First floor, having Carpet Area **79.84 Sq. Meters** is 3 bedroom + hall + kitchen + 4 balconies, with common toilet, flat with resident. which is bounded as follows :-

On or towards East	:-	Lift and Flat No. 302 and 303
On or towards West	:-	Marginal Space
On or towards South	:-	Marginal Space
On or towards North	:-	Marginal Space and Colony Road


IN WITNESS WHEREOF THE PARTIES HAVE SIGNED, SEALED AND DELIVERED THIS SALE DEED ON THE DAY, MONTH AND YEAR AS HEREINABOVE MENTIONED.


KARTIK SERVICES, 10, FIRST FLOOR, JALDHARA COMM. CCMPLEX BYTCO POINT NASHIK ROAD, 7385363142





## Correction Deed

<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p>(1) नसन-२</p> <p>प्लॉट नं. ७२४६ /२०२३</p> <p>३-१६</p> </div> <div style="text-align: right;">  </div> <p style="text-align: right;">स्टॅम्प रुपये १००/-</p> <div style="border: 1px solid black; padding: 10px; margin-top: 10px;"> <p style="text-align: center;">(श्री स्वामी समर्थ)।</p> <p style="text-align: center;"><b>:- चुक दुरुस्ती पत्र :-</b></p> <p>चुक दुरुस्ती पत्र आज दिनांक २४ माहे जुलै इसवी सन २०२३ ते दिवशी नाशिकरोड मुककमी :-</p> </div> <div style="margin-top: 10px;"> <p><b>सौ. सोनाली लोकेश कामडे</b>  उ.व. ३८ वर्षे धंदा - नोकरी, PAN - ANHPT8635Q  Aadhaar- 3346 9383 9943  रा. प्लॉट नं १२, एकदंत रेसिडेन्सी, सिद्धेश्वर नगर,  जुना सायखेडा रोड, जेलरोड, नाशिकरोड ४२२ १०१.</p> <p style="text-align: right;">लिहून घेणार</p> </div> <div style="margin-top: 10px;"> <p>..यांसी..</p> <p>दिपक मोहन परदेशी तर्फे  विल्डर्स डेव्हलपर्स व ज. मु. म्हणून  लॅन्डमार्क इन्फ्रा तर्फे भागीदार  PAN-AAFFL7319E</p> <p>१. श्री.प्रमोद केदारनाथ अग्रवाल  उ.व. ५२ वर्षे धंदा - व्यापार,  Aadhaar- 3937 9538 2120</p> <p>२. श्री. देवाशिष विजय अग्रवाल  उ.व. २९ वर्षे धंदा - व्यापार,  Aadhaar- 8641 0513 4551  रा. शॉप नं २ किसन सोसायटी जुना  सायखेडा रोड जेलरोड नाशिक रोड ४२२ १०१.</p> <p style="text-align: right;">लिहून देणार</p> </div> <p>कारणे चुक दुरुस्ती पत्र लिहून व नोंदवून देतात ते ऐसा की :-</p> <p>१) <b>मिळकतीचे वर्णन :-</b>  तुकडी जिल्हा नाशिक, पोस्ट तुकडी तालुका नाशिक पैकी नाशिक महानगरपालिका हद्दीतील, मौजे दसक ह्या गावचे शिवारातील बिनशेती प्लॉट मिळकत यांसी सर्व्हे नंबर ५८/७/८/प्लॉट/०१ यांसी एकूण क्षेत्र ५००.०० चौ. मीटर यापैकी नाशिक म.न.पा कडे रस्ता रुदीकरणसाठी वर्ग झालेले क्षेत्र १८.७५ चौ मीटर वजा जाता</p>
---

<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p>नसन-२</p> <p>प्लॉट नं. ७२४६ /२०२३</p> <p>४-१६</p> </div> <div style="text-align: right;">  </div> <p style="text-align: right;">शिल्लक राहिलेले क्षेत्र ४८१.२५ चौ. मीटर + मौजे नाशिक, येथील सर्व्हे नंबर ७५०+७५१+७५५/१, डीआरसी क्र. ७७३ मधील टी.डी.आर. क्षेत्र ४०.१३ चौ. मी., यांसी चतुसिमा खालील प्रमाणे :-</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;">पूर्वेस</td> <td>: प्लॉट नं. ०२</td> </tr> <tr> <td>पश्चिमेस</td> <td>: ६० फुट रोड</td> </tr> <tr> <td>दक्षिणेस</td> <td>: लागू सर्व्हे नंबर</td> </tr> <tr> <td>उत्तरेस</td> <td>: ७.५ मीटर रोड</td> </tr> </table> <p>येणे प्रमाणे चतुसिमेतील वर्णनाच्या बिनशेती प्लॉट मिळकती यांत जल, तरू, काष्ट, पाषाण, निधी, निक्षेपासह व जाण्यायेण्याचे, वागवहीवाटीचे, कॉलोनी रोडचा सामाईकरित्या वापरण्याचे हक्क व अधिकारासहीत अशा दरोबस्त मिळकत.</p> <p>२) <b>प्लॉट मिळकतीचे वर्णन :-</b>  वर कलम १ यांत वर्णन केलेल्या प्लॉट मिळकतीवर बांधण्यात येणाऱ्या इमारतीस "शिव ऑर्किड" असे नाव देण्यात आलेले आहे. सदर इमारती मधील रहिवाशी प्लॉटस पैकी पहिल्या मजल्यावरील प्लॉट नंबर १०१ (एकशे एक) एकूण कार्पेट क्षेत्र ७९.८४ चौ. मीटर ही ०३ बेडरूम + हॉल + किचन + ४ बाल्कनी, कॉमन टॉयलेटसह, रहिवाशी प्लॉट मिळकत. यांसी चतुसिमा खालील प्रमाणे :-</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;">पूर्वेस</td> <td>: लिफ्ट व प्लॉट नंबर १०२ व १०३</td> </tr> <tr> <td>पश्चिमेस</td> <td>: मार्जिनल स्पेस</td> </tr> <tr> <td>दक्षिणेस</td> <td>: मार्जिनल स्पेस</td> </tr> <tr> <td>उत्तरेस</td> <td>: मार्जिनल स्पेस व कॉलनी रोड</td> </tr> </table> <p>येणेप्रमाणे चतुसिमेतील प्लॉट मिळकतीमध्ये जाण्यायेण्याचे, वागवहीवाटीचे हक्कांसह तसेच कॉलनी रस्त्यांचा व इमारतीमधील जिना, पॅसेज, टेरस, पार्किंग व लिफ्टचा सामाईकपणे वापर करण्याचे हक्कांसह दरोबस्त मिळकत.</p> <p>उपरोक्त दस्तामध्ये लिहून घेणार यांचा उल्लेख 'तुम्ही' व लिहून देणार यांचा उल्लेख 'आम्ही/आम्हाला' असा केलेला आहे. तसेच यादस्तात प्लॉट मिळकतीचा उल्लेख 'सदर मिळकत' असा करण्यात आलेला आहे.</p> <p>३) वर कलम २ यात वर्णन केलेली मिळकत आम्ही तुम्हांस विक्री केलेली असून सदर मिळकतीचा प्लॉट विक्री करारनामा दस्त क्र. ७७२५/२०२३ दि. १७/०७/२०२३ रोजी नोंदविण्यात आलेला असून दस्ता मध्ये सदर मिळकती संदर्भात मूळ दस्ता मध्ये टाईप</p>	पूर्वेस	: प्लॉट नं. ०२	पश्चिमेस	: ६० फुट रोड	दक्षिणेस	: लागू सर्व्हे नंबर	उत्तरेस	: ७.५ मीटर रोड	पूर्वेस	: लिफ्ट व प्लॉट नंबर १०२ व १०३	पश्चिमेस	: मार्जिनल स्पेस	दक्षिणेस	: मार्जिनल स्पेस	उत्तरेस	: मार्जिनल स्पेस व कॉलनी रोड	
पूर्वेस	: प्लॉट नं. ०२																
पश्चिमेस	: ६० फुट रोड																
दक्षिणेस	: लागू सर्व्हे नंबर																
उत्तरेस	: ७.५ मीटर रोड																
पूर्वेस	: लिफ्ट व प्लॉट नंबर १०२ व १०३																
पश्चिमेस	: मार्जिनल स्पेस																
दक्षिणेस	: मार्जिनल स्पेस																
उत्तरेस	: मार्जिनल स्पेस व कॉलनी रोड																

As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particular above property in the prevailing condition with aforesaid specification is ₹ **40,37,300.00 (Rupees Forty Lakh Thirty Seven Thousand Three Hundred Only)**. The **Realizable Value** of the above property ₹ **38,35,435.00 (Rupees Thirty Eight Lakh Thirty Five Thousand Four Hundred Thirty Five Only)** and the **Distress Value** ₹ **32,29,840.00 (Rupees Thirty Two Lakh Twenty Nine Thousand Eight Hundred Forty Only)**.

Place: Nashik

Date: 27.07.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=admn,  
2.5.4.20=98c27b6c4f6d35c0390c29e2685913496, c=IN, email=manoj.chalikwar@vastukala.com,  
serialNumber=41a56a56ab8c88462a558f6e3c6431f311, cn=MANOJ BABURAO CHALIKWAR,  
e28f2e28432765238f, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.07.27 17:25:42 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Reg. No. IBBI/RV/07/2018/10366

BOB Empanelment No.: ZO:MZ:ADV:46:941

Enclosures		
	Declaration from the valuer (Annexure – I)	Attached
	Model code of conduct for valuer (Annexure – II)	Attached

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_

on \_\_\_\_\_, We are satisfied that the fair and reasonable market value of the property is  
₹ \_\_\_\_\_ (Rupees \_\_\_\_\_

\_\_\_\_\_ only).

Date

Signature  
(Name Branch Official with seal)

Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



**(Annexure - I)**

**DECLARATION FROM VALUERS**

I, Manoj Chalikwar son of Shri. Baburao Chalikwar declare that:

- a. The information furnished in my valuation report dated 27.07.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative have personally inspected the property on 21.07.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure IV - A signed copy of same to be taken and kept along with this declaration)
- i. I am Director of the company, who is competent to sign this valuation report.
- j. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by Sau. Sonali Lokesh Kamde from Shri. Dipak Mohan Pardeshi Vided Correction Deed No. 7946/ 2023 dated 24.07.2023
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, Regional Office. to assess fair market value of the property for Banking purpose
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Swapnil Wagh – Site Engineer Shobha Kuperkar – Technical Manager Rishidatt Yadav– Technical Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 21.07.2023 Valuation Date - 27.07.2023 Date of Report - 27.07.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 21.07.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc.
11.	major factors that were not taken into account during the valuation;	Nil
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached



## Assumptions, Disclaimers, Limitations & Qualifications

### Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **27th July 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

### Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

### Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

### Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

### Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

### Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **859.00 Sq. Ft Carpet Area** in the Name of **Sau. Sonali Lokesh Kamde**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal



## Property Title

Based on our discussion with the Client, we understand that the subject property is being purchased by **Sau. Sonali Lokesh Kamde**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

## Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

## Area

Based on the information provided by the Client, we understand that the Residential Flat, admeasuring **859.00 Sq. Ft Carpet Area**

## Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

## Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed current use / Existing use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the Flat and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not





**(Annexure – II)****MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

**Professional Competence and Due Care**

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

**Independence and Disclosure of Interest**

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall



conduct the valuation independent of external influences.

15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

### Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

### Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

### Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

- 26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

**Remuneration and Costs.**

- 27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
- 28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

**Occupation, employability and restrictions.**

- 29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
- 30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Place: Nashik  
Date: 27.07.2023

**For VASTUKALA CONSULTANTS (I) PVT. LTD.**

**MANOJ BABURAO  
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=admins,  
2.5.4.20=9022bce4fad35da03b0cf59c36050134982495f1175151  
5279617418b5652, postalCode=400069, st=Maharashtra,  
serialNumber=41a56a566abf0cc99f602a55af8ce3cfcb31fbb1f41  
4e282a29a327b625d4c, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.07.27 17:23:51 +05'30'

**Director**

**Auth. Sign.**

**Manoj B. Chalikwar**

Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
Reg. No. IBBI/RV/07/2018/10366  
BOB Empanelment No.: ZO:MZ:ADV:46:941

Think.Innovate.Create



**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001:2015 Certified Company

www.vastukala.org

